

178.0

0002

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 731,700 /

USE VALUE: 731,700 /

ASSESSed: 731,700 /

Total Card /

Total Parcel

731,700

731,700

731,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
292		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	MUELLER JOHN P & EILEEN E				
Owner 2:					
Owner 3:					
Street 1:	292 APPLETON ST				
Street 2:					
Twn/City:	ARLINGTON				
St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02476	Type:			

PREVIOUS OWNER

Owner 1:	NUHIBIAN DAVID A -		
Owner 2:	-		
Street 1:	292 APPLETON ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains 4,820 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4820		Sq. Ft.	Site		0	70.	1.17	7									395,220						395,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4820.000	336,500		395,200	731,700
Total Card	0.111	336,500		395,200	731,700
Total Parcel	0.111	336,500		395,200	731,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	417.07	/Parcel:	417.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,500	0	4,820.	395,200	731,700	731,700	Year End Roll	12/18/2019
2019	101	FV	292,000	0	4,820.	395,200	687,200	687,200	Year End Roll	1/3/2019
2018	101	FV	327,000	0	4,820.	333,100	660,100	660,100	Year End Roll	12/20/2017
2017	101	FV	327,000	0	4,820.	304,900	631,900	631,900	Year End Roll	1/3/2017
2016	101	FV	327,000	0	4,820.	259,700	586,700	586,700	Year End	1/4/2016
2015	101	FV	314,000	0	4,820.	225,800	539,800	539,800	Year End Roll	12/11/2014
2014	101	FV	314,000	0	4,820.	208,900	522,900	522,900	Year End Roll	12/16/2013
2013	101	FV	292,800	0	4,820.	198,700	491,500	491,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NUHIBIAN DAVID	60106-293		9/27/2012		570,000	No	No		
NUHIBIAN DAVID	57103-371		7/7/2011	Convenience	99	No	No		
NUHIBIAN DAVID	56019-126		12/9/2010	Convenience	99	No	No		
DESTENIAN VICTO	52650-182		4/28/2009	Family	195,000	No	No		
	8589-562		1/1/1901	Family		No	No		N

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2017	1347	Wood Dec	13,925	C				
5/27/2009	405	Addition	98,000			G10	GR FY10	2ND FLOOR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
8/7/2018	Inspected	CC	Chris C
6/29/2018	MEAS&NOTICE	CC	Chris C
7/1/2009	Info Fm Prmt	BR	B Rossignol
12/23/2008	Meas/Inspect	336	PATRIOT
12/16/2008	Measured	336	PATRIOT
12/23/1999	Mailer Sent		
12/22/1999	Measured	163	PATRIOT
7/20/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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2021

